Proposal Name: International School Track and Field Renovation

Proposal Address: 428 128th Avenue SE

Proposal Description: Application for a Critical Areas Land Use Permit to

modify existing toe and top of slope buffers (north and southwest corners of the track and the 25-foot structure setbacks to install the following: new bleachers, a new pedestrian path from the bleachers to the parking lot and new fill to support the track at the southwest corner of

the field.

File Number: 12-113194 LO

Applicant: Bellevue School District, #405

Decisions Included: Critical Areas Land Use Permit

(Process II. 20.30P)

Planner: Antoinette Pratt, Senior Planner

State Environmental Policy Act

Threshold Determination: Determination of Non-Significance Issued May 17,

2012, by Bellevue School District 405.

Director's Decision: Approval with Conditions

Michael A. Brennan, Director

Development Services Department

Carol(V. Helland, Land Use Director

Application Date: May 1, 2012
Public Notice (500 feet): May 17, 2012

Minimum Comment Period: May 31, 2012 **Bulletin Publication Date:** July 5, 2012

Appeal Deadline: July 19, 2012

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-4570. Appeal of the Decision must be made by 5 p.m. on the date noted for appeal of the decision.

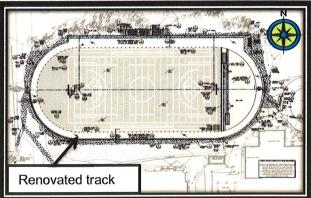
I. Proposal Description

The applicant is applying for a critical area land use permit and critical areas report to modify existing toe and top of slope buffers (north and southwest corners of the track) and the 25-foot structure setbacks to install the following:

- New bleachers
- A new pedestrian path from the bleachers to the parking lot
- New fill to support the track at the southwest corner of the field.

The proposed improvements will remove the existing sand field and replace it with an all-weather, vertically drained synthetic turf surface. The cinder track will be removed and replaced with a vertically drained rubberized surfacing. One track "D" zone will become rubberized, while the other will become synthetic turf surfacing. The project will include all new subsurface drainage piping underneath the field and track. Along the north side of the track, an existing small rockery will be reconstructed to retain the slope. The field grade will be raised approximately 1.75' with the grade being consistently flat across the entire surface of the field and track.





Minor perimeter improvements will be completed in association with the track and field improvements. These improvements will include a pedestrian pathway around the entire perimeter of the track as well as new chain link fencing. A trench drain will be added along the north edge to collect water from the adjacent surfaces. The project may also include small portable bleachers. Outside of the field area a new maintenance access road will be provided to the lower athletic fields to eliminate the use of field and track surfaces by maintenance vehicles.

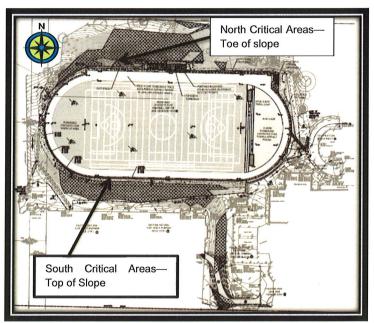
II. Site Description, Zoning, and Land Use



A. Site Description

The project site is located at 445 128th Avenue SE in the Wilburton Subarea. The site is nonresidential use and is surrounded by existing singlefamily uses at its north, east, and south property boundaries. To the west, the site is bounded by the Wilburton Community Park. The property has two access points: one at its northeast corner which is the primary access for visitors, teachers and student parking and

bus drop off. The secondary access is the southeast corner of the site for deliveries.



Associated Earth Sciences (AES), Inc. reviewed this site via geotechnical and Critical Areas Reports dated April 25th and April 11th 2012 respectively. The site contains critical areas or steep slopes of more than 40 percent slope. The site slopes downward from north to south. It appears that the track was developed in 1964 through earlier cut and fill activities to create the existing site conditions. The north slope, as shown in the hatched areas, is approximately 32 feet in height and contains a mix of trees and grasses. The south slope is approximately 20 feet in height

and is covered in grass. Currently, there is no pedestrian pathway from this track to the parking lot. Pedestrians are forced to walk on the track to get to the bleachers. The District will add a pedestrian pathway that will encroach 5 feet into the toe of slope north of the track. The District desires to maintain the bleachers in their current location, north of the track. There will be a minimal number of trees removed to renovate this track and install the pedestrian pathway that will encircle the track.

B. Zoning

The property is zoned R-4. Schools are considered nonresidential uses within single-family residential districts.

C. Land Use Context

The property has a Comprehensive Plan Land Use Designation of SF-H. Construction of a school along with ancillary facilities are consistent with this land use.

D. Critical Areas On-Site and Regulations

i. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The proposal is in conformance with the general dimensional requirements of the R-4 zoning district.

B. Critical Areas Overlay District LUC 20.25H

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The project affects the buffer and structure setbacks and is subject to the performance standards found below:

IV. Public Notice and Comment

As of the date of this staff report, no written comments were received.

V. Summary of Technical Reviews

Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards and approved the application. International School Track and Field Renovation 12-113194 LO Page 5 of 9

Transportation

A Right-of-Way use permit is necessary for this project. See Section IX for related condition.

VI. State Environmental Policy Act (SEPA)

The Bellevue School District is an agency with SEPA jurisdiction, which permits the District to complete its own threshold determinations. The District has chosen to exercise this right for this project. A Determination of Non-Significance (DNS) was issued on May 17, 2012, with an appeal period ending May 31, 2012. A copy of the District's DNS is located within the project file.

VII. Decision Criteria

A. 20.25H.140 Critical areas report – Additional provisions for landslide hazards and steep slopes. In addition to the provisions of LUC <u>20.25H.230</u>, any proposal to modify a landslide hazard or steep slope or associated critical area buffer through a critical areas report shall comply with the requirements of this section.

As noted earlier in this report, Associated Earth Sciences (AES), Inc. reviewed this site via geotechnical and Critical Areas Reports dated April 25th and April 11th 2012 respectively. The report fulfills the requirements of this section.

- B. 20.25H.145 Critical areas report Approval of modification.

 Modifications to geologic hazard critical areas and critical area buffers shall only be approved if the Director determines that the modification:
 - 1. Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provisions of this part were not modified;

AES has determined that the proposed modifications will not affect the existing slopes and in fact, will only affect a small portion of the slopes adjacent to the track.

2. Will not adversely impact other critical areas;

There are no other critical areas on the International School site outside of steep slopes. It should be noted that there are streams and wetlands present on adjacent parcels to the west within the Wilburton Hill Community Park and on City of Bellevue property located south of this site.

3. Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;

The BSD has proposed the minimum disturbance necessary to conduct its track and field renovations. There will be no disturbance to trees north of the track at the toe of the north slope nor will there be vegetative impacts at the top of slope at the southwest corner of the track as there is limited vegetation in this area (grasses).

4. Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;

AES has certified that the proposal, as designed, will be safe with minimal impacts to existing slopes. AES is a state certified geotechnical company.

5. The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or critical area buffer will have no adverse impacts on stability of any adjacent slopes, and will not impact stability of any existing structures. Geotechnical reporting standards shall comply with requirements developed by the Director in City of Bellevue Submittal Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements, now or as hereafter amended;

As stated above, the proposal will not have a detrimental effect on the existing north and south slopes adjacent to the track.

6. Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and

AES has provided design recommendations in its April 25, 2012, report on pages 6 through 16. See associated report in the project file.

7. The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part.

There are no priority habitats on the International School property. This site is adjacent to a wetland system located to the west in the Wilburton Hill Community Park which then connects to the Lake Hills connector wetland system.

- C. 20.25H.255.A Critical Areas Report Decision Criteria
- 1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code.

AES has completed its review of this site and determined that the proposal will not have substantive impacts to the critical slopes on-site. AES has determined that the most critical part of the site slopes and vegetation will not be affected by the proposed improvements. The work proposed north of the field will be limited to minor cuts to construct a new bleacher pad and pedestrian path. The remaining portion of the slope along with existing vegetation will remain in its current state.

2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;

Adequate resources exist to complete the project.

3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

The proposed area has functioned as a track and field area since 1964. The proposal has limited encroachment into the critical areas in order to maintain the existing track configuration. Eleven trees will be impacted by the renovated track. The same number of trees will be planted adjacent to the pedestrian pathway and the west side of the track to compensate for the removal of the 11 trees.

4. The resulting development is compatible with other uses and development in the same land use district.

The new bleacher foundations will be supported by a concrete pad with low walls on the east and west ends along the north side of the track or toe of slope. The concrete pad and walls will follow the natural contours and potentially tiered. The pedestrian path will be created by limited cut and fill to re-grade the area at the toe of slope. Drainage is proposed in this area as well. Overall, AES has concluded the proposal has been designed to minimize impacts to the buffer and structure setbacks at the north and south portions of the track.

- D. 20.30P.140 Critical Area Land Use Permit Decision Criteria Decision Criteria. The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:
- 1. The proposal obtains all other permits required by the Land Use Code;

The applicant must obtain the necessary ancillary permits such as a clear and grade, utility and building permits prior to the start of work. See Section X for related condition.

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

AES has reviewed the slopes and soils of this site and determined that the proposed improvements will not increase the risk of slope movement or necessitate increase buffers on adjacent properties. Again, the bleacher pad will utilize a low, retaining wall to support the slope toe and maintain the existing slope profiles above the walls. The minor cut to create the pedestrian path will be created primarily by re-grading the slope toe.

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;

As discussed in Sections II and VII of this report, the performance standards of LUC 20.25H are being met or exceeded.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

The proposed activity will not affect public services or facilities.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

A restoration/landscaping plan has been submitted to replant 11 trees to compensate for the removal of 11 trees along the west side of the track. See sheet F-1.6.

6. The proposal complies with other applicable requirements of this code.

As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby approve with conditions the Critical Areas Land Use Permit. A clear and grade, utility and building permits are required. All plans are subject to review for compliance with applicable City of Bellevue codes and standards.

Note - Expiration of Critical Area Permit Approval: In accordance with LUC 20.30P.150, a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval.

IX. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janney Gwo, (425) 452-6190
Land Use Code- BCC Title 20	Antoinette Pratt, (425) 452-5374
Noise Control- BCC 9.18	Antoinette Pratt, (425) 452-5374

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. Clear and Grade/Utility Permits Required: Approval of this Critical Areas Land Use Permit does not constitute an approval of a clear and grade/utility permits. Application for a clear and grade/utility permits must be submitted and approved. Plans submitted as part of the clear and grade/utility permit applications shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140

Reviewer: Antoinette Pratt, Development Services Department

- 2. Right Of Way Use Permit: The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:
 - a. Designated truck hauling routes.
 - b. Truck loading and unloading activities.
 - c. Hours of construction and hauling.
 - d. Continuity of pedestrian facilities.
 - e. Temporary traffic control and pedestrian detour routing for construction activities.
 - f. Street sweeping and maintenance during excavation and construction.
 - g. Location of construction fences.
 - h. Parking for construction workers.
 - i. Construction vehicles, equipment, and materials in the right of way.
 - j. All other construction activities as they affect the public street system.

Authority: Bellevue City Code 14.30

Reviewer: Tim Stever, Transportation Department, 425-452-4294

3. Land Use Inspection Required: Inspection of this proposal must be completed by the Land Use Planner as part of the clear and grade permit.

Authority: Land Use Code 20.25H.210

Reviewer: Antoinette Pratt, Development Services Department

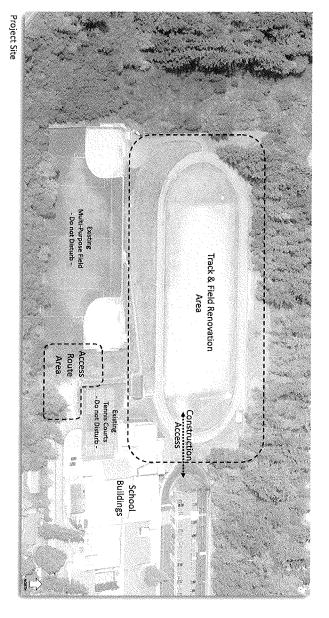
4. Noise Control: Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18

Reviewer: Antoinette Pratt, Development Services Department

Field & Track Renovation International School

June 12th, 2012 Conformed Permit Set



Vicinity Map



International School 445 128th Ave SE Bellevue, WA

Subject Year



D.A. Hogan & Associates
119 - 1* Avenue South, Suite 110
Seattle, Washington 98104
(206) 285-0480 Fax Prime Consultant

DA HOGAN

7936 Seward Park Avenue South Seattle, WA 98118 (206) 725-1211 (206) 973-5344 Fax LPD Engineering LLC <u> Civil Engineer</u>

Plan Sheet Index

C-2.0 C-3.0	F-0.6 C-1.0	F-0.5	F-0.4	F-0.3	F-0.2	F-0.1	F-0.0
Access Road, Grading, Drainage & Paving Access Road Details	Demolition Details Access Road TESC Plan	Demolition Plan	TESC Details	TESC Notes	TESC Plan	Topographical Survey	Site Plan B

F-3.1 F-3.2 F-3.3 F-3.4 Football Marking Plan & Details Soccer Marking Plan & Details Lacrosse Marking Plan Composite Layout Plan & Details

F-2.1 F-2.2 F-2.3 F-2.4 F-2.5

Field Event Details Drainage & Washwater Details

Track Sections & Site Details Sections & Site Details

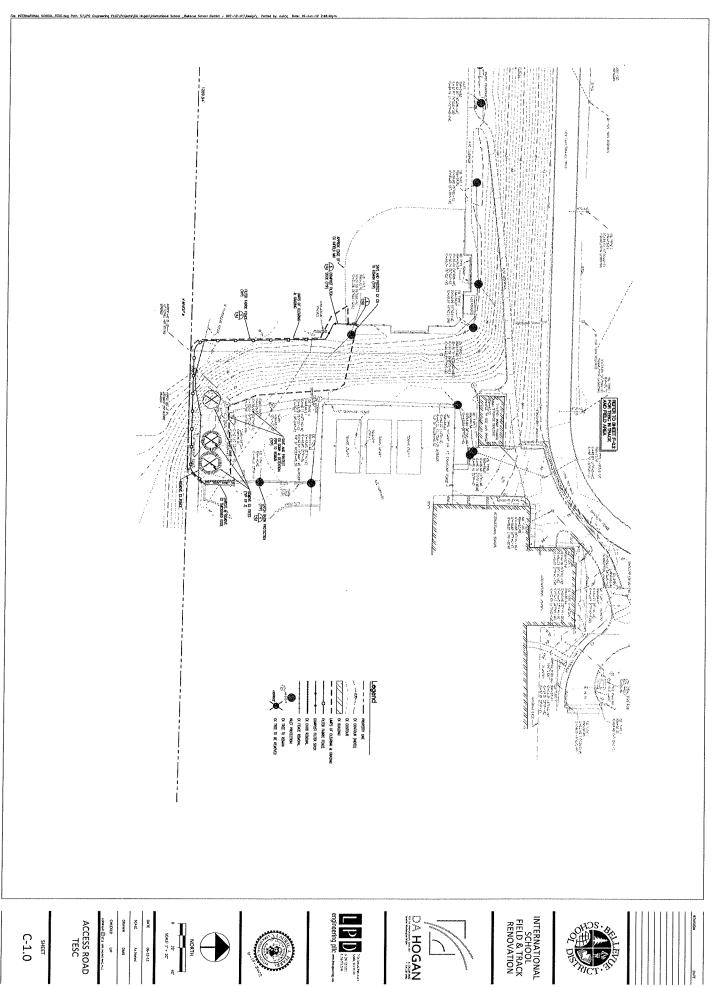
Fencing & Site Details

F-1.3 F-1.4 F-1.1 F-1.2

Layout Plan

Dimensioning Plan Irrigation Plan Drainage Plan **Grading Plan**

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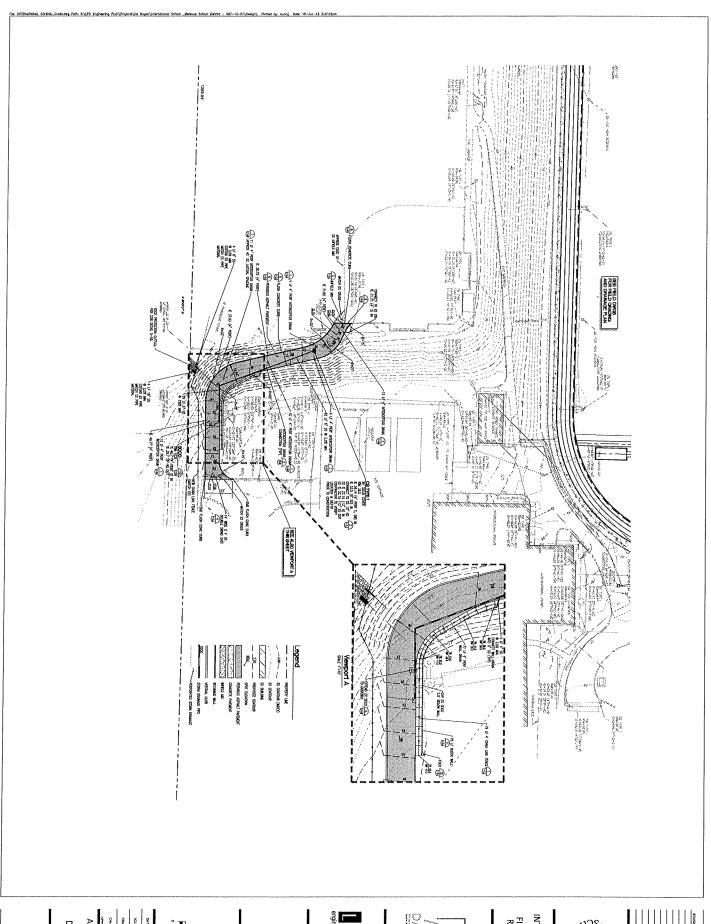












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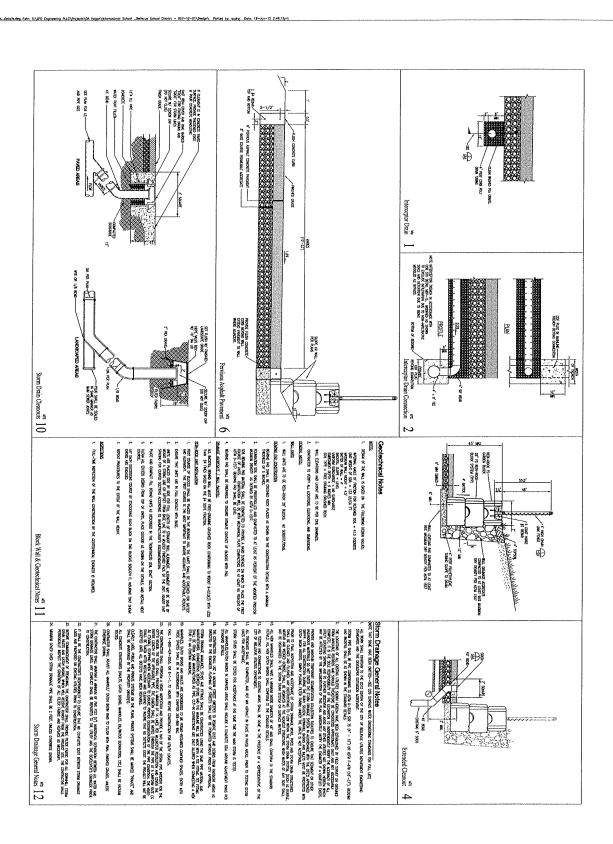














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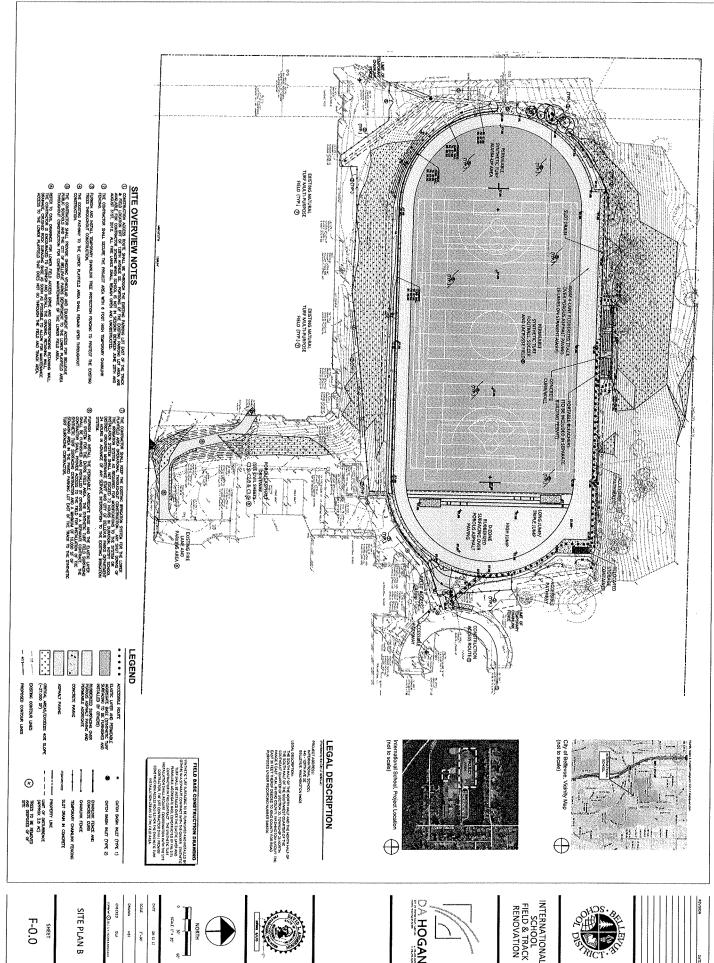
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INTERNATIONAL SCHOOL FIELD & TRACK RENOVATION



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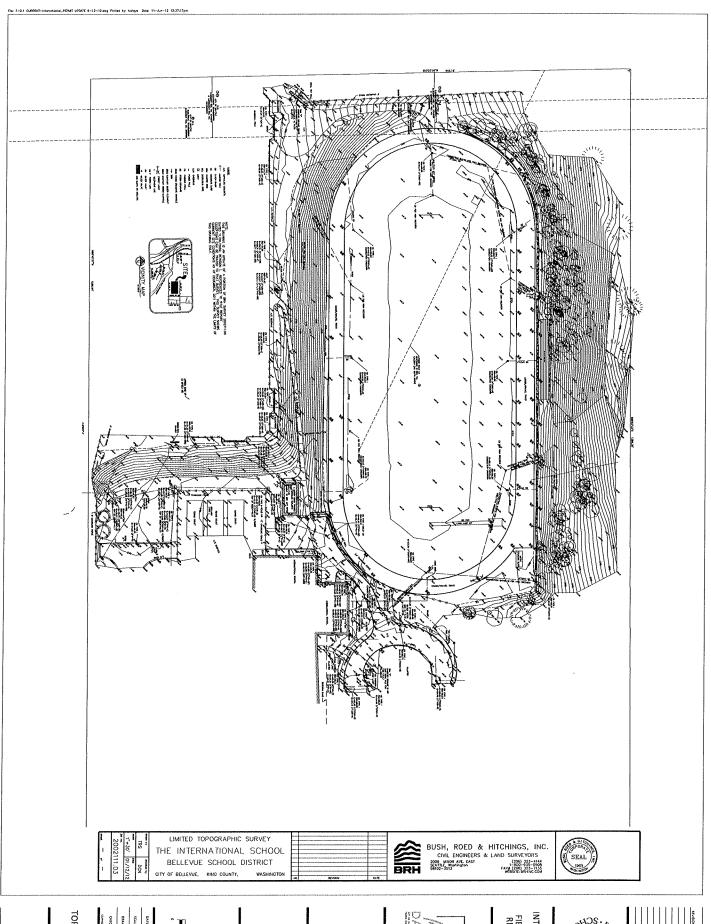




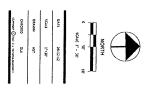








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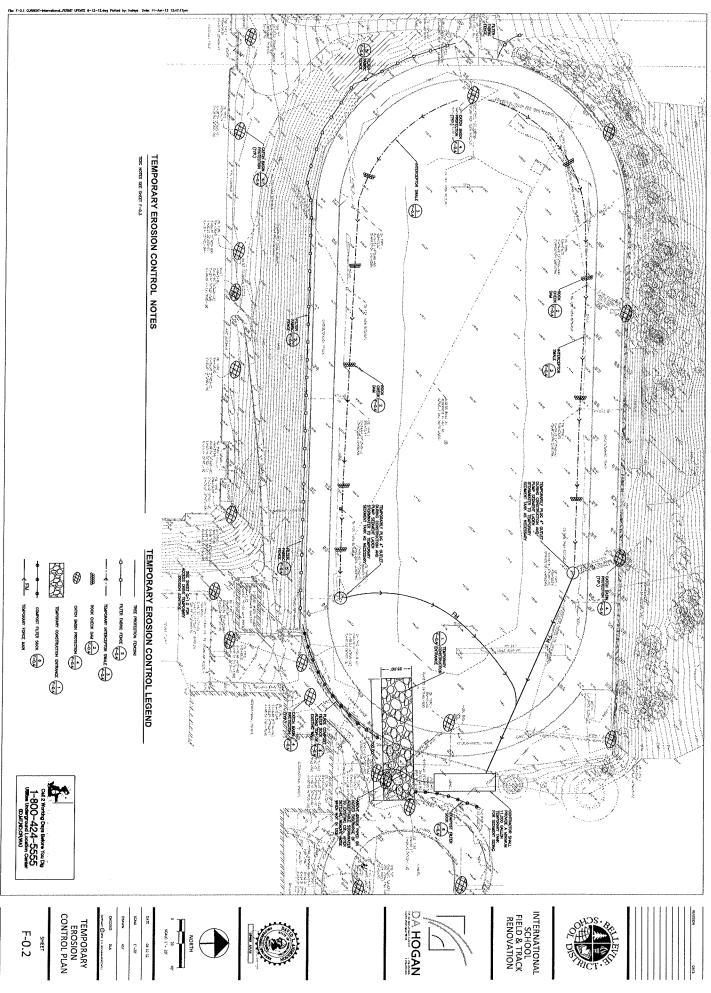




INTERNATIONAL SCHOOL FIELD & TRACK RENOVATION







F-0.2 SHEET TEMPORARY EROSION CONTROL PLAN

















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INTERNATIONAL SCHOOL FIELD & TRACK RENOVATION

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TESC NOTES

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F-0.3

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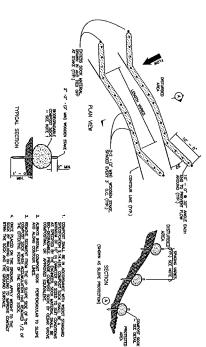


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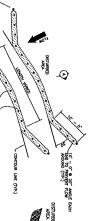
F-0.4

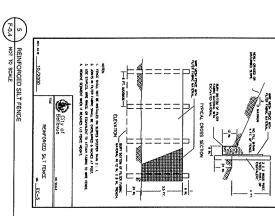


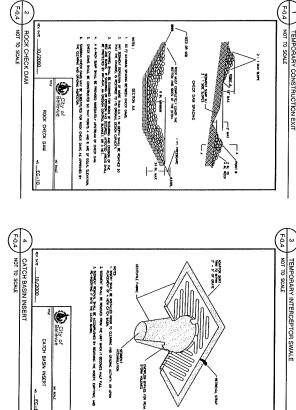




STORY YOUNGS FOR FLAN







Bellevue

CATCH BASIN INSERT

6 COMPOST FILTER SOCK
F-0.4 NOT TO SCALE

1 TEMPORARY CONSTRUCTION EXIT F-0.4 NOT TO SCALE City of Bellevue 200 20 ments 20 ments 20 ments

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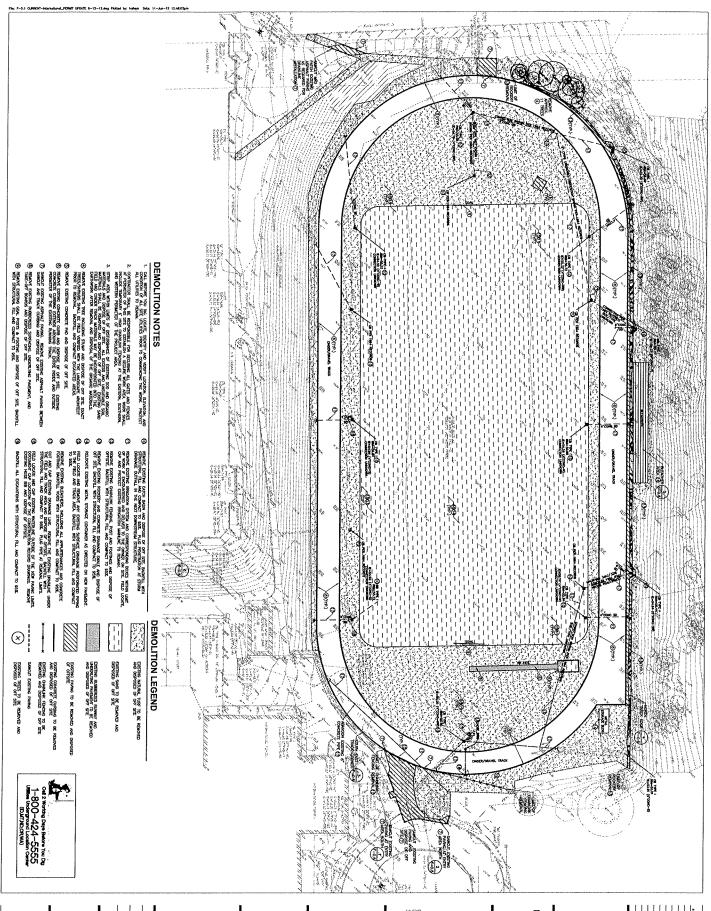
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DEMOLITION PLAN











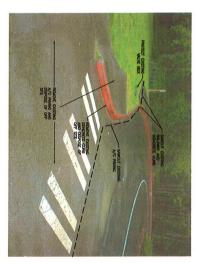


F-0.5





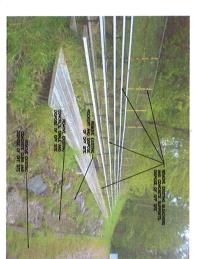




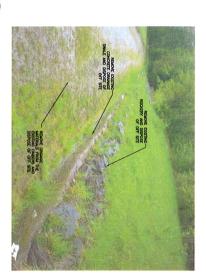




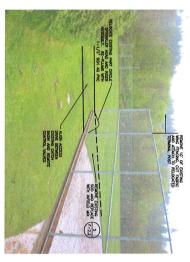
F-0.6 NOT TO SCALE



4 NORTH TRACK EDGE F-0.6 NOT TO SCALE



6 LOWER FIELD BACKSTOP AT ACCESS DRIVE F-0.6 NOT TO SCALE



DEN	COMMUNIC (C)	DRAWN	scare	DATE
DEMOLITION	EZ G.A. HOSAN & AMOCIATIS	2 4	3	06-12-12
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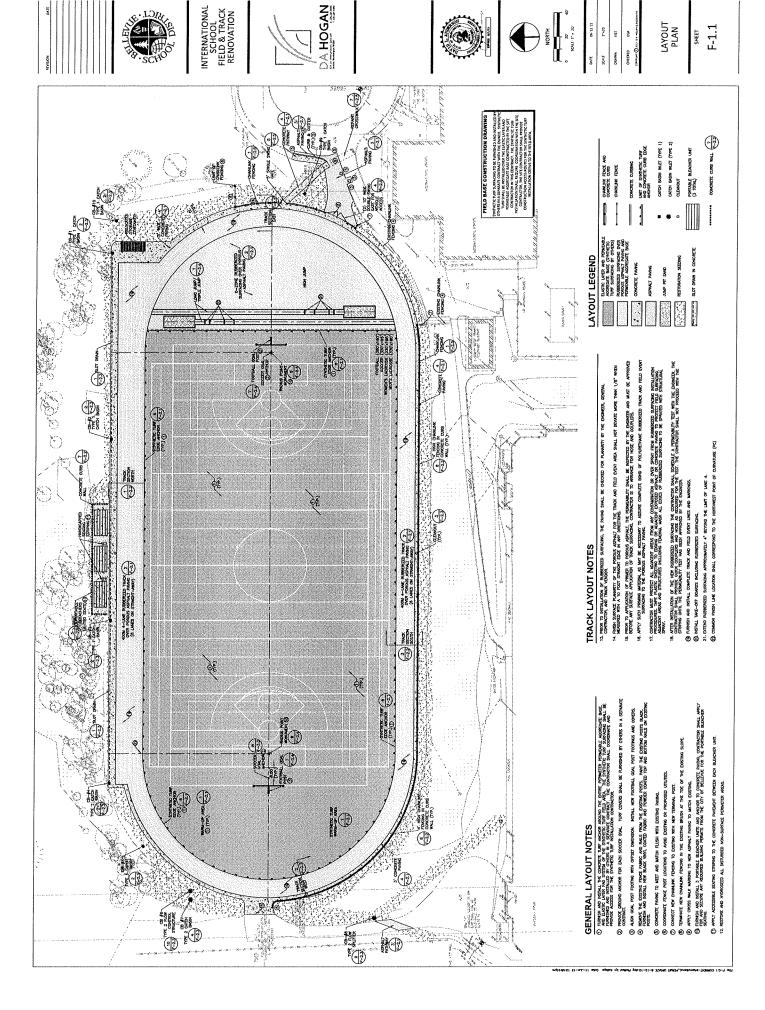


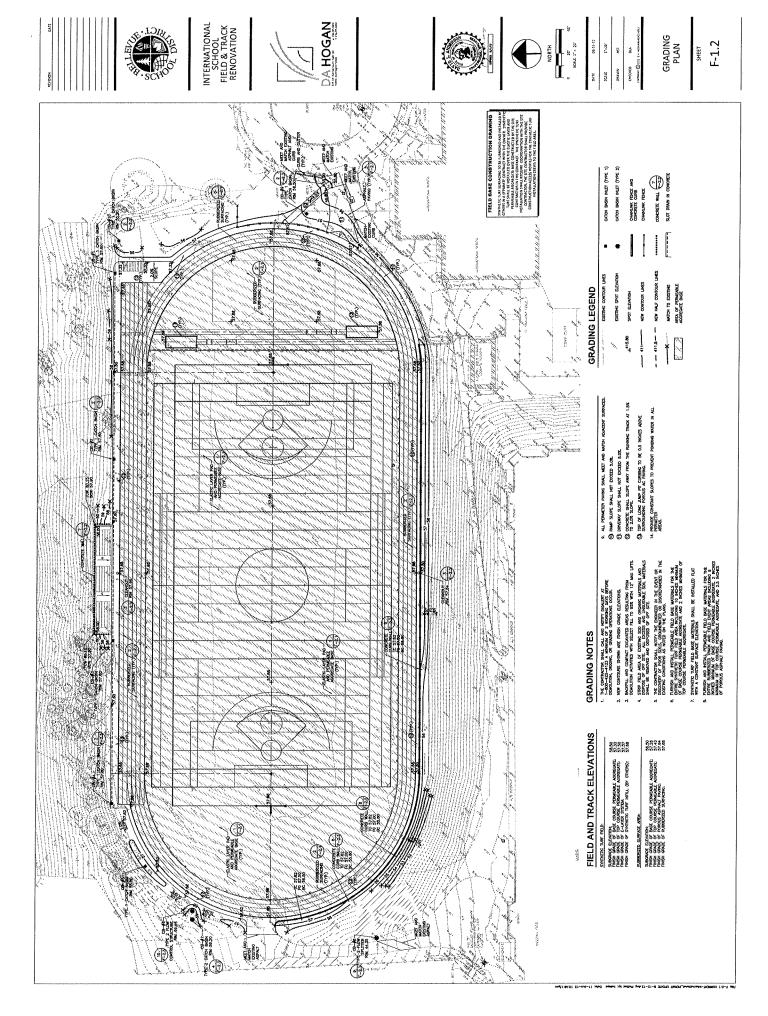


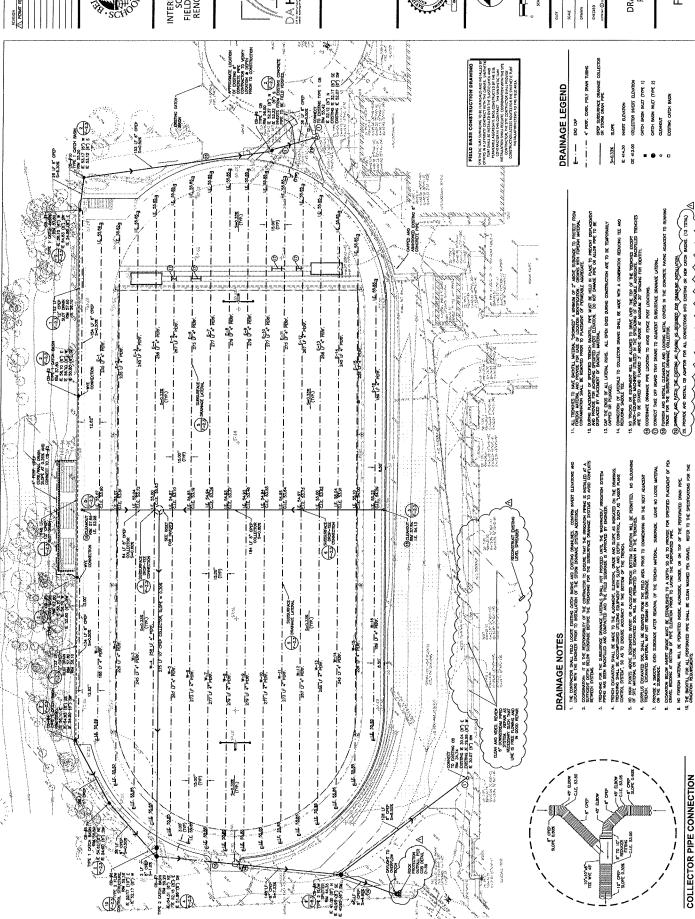
























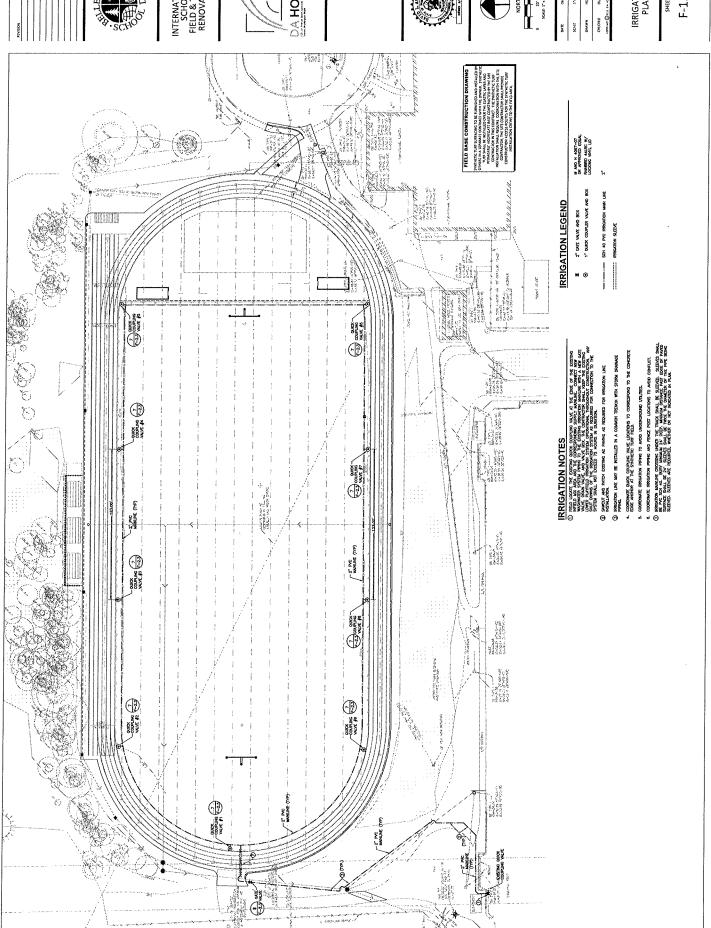


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Date	SCALE	DRAWS	CHECKED

DRAINAGE PLAN

SHEET

F-1.3











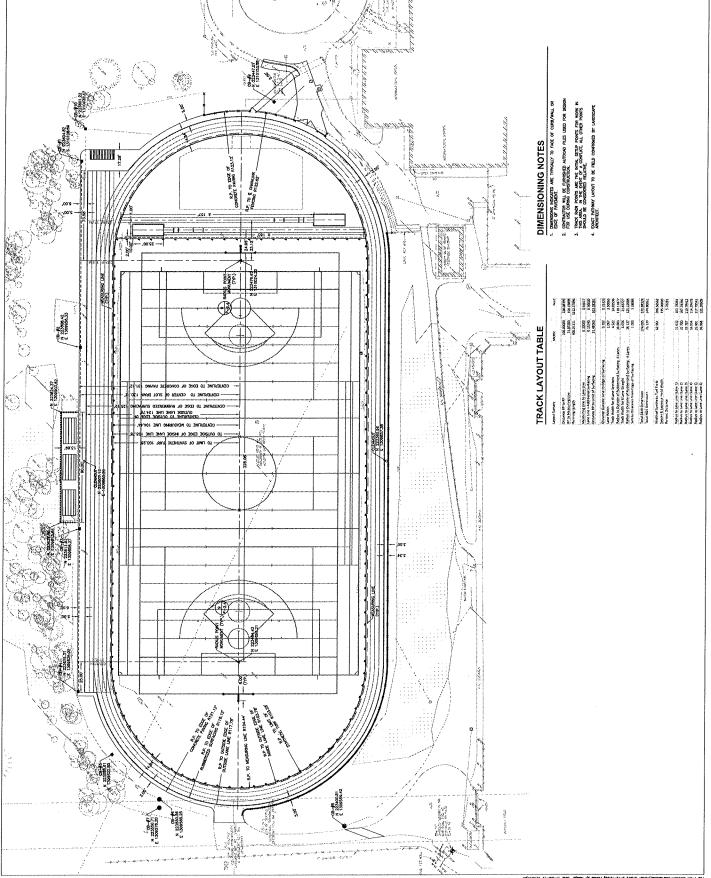


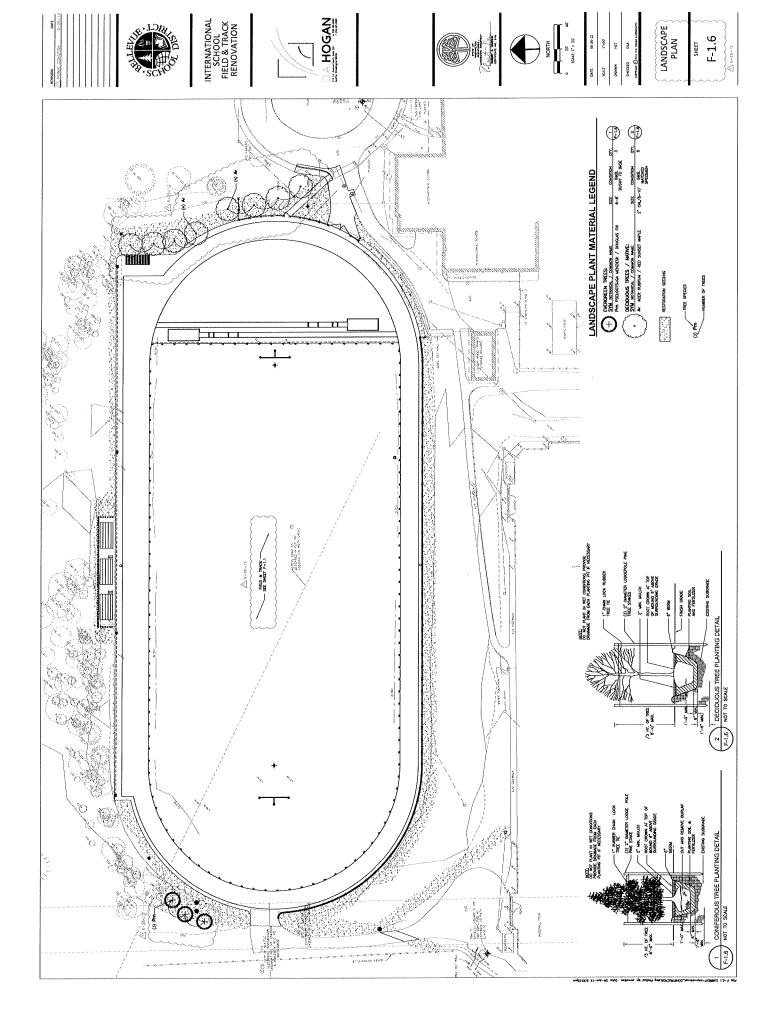


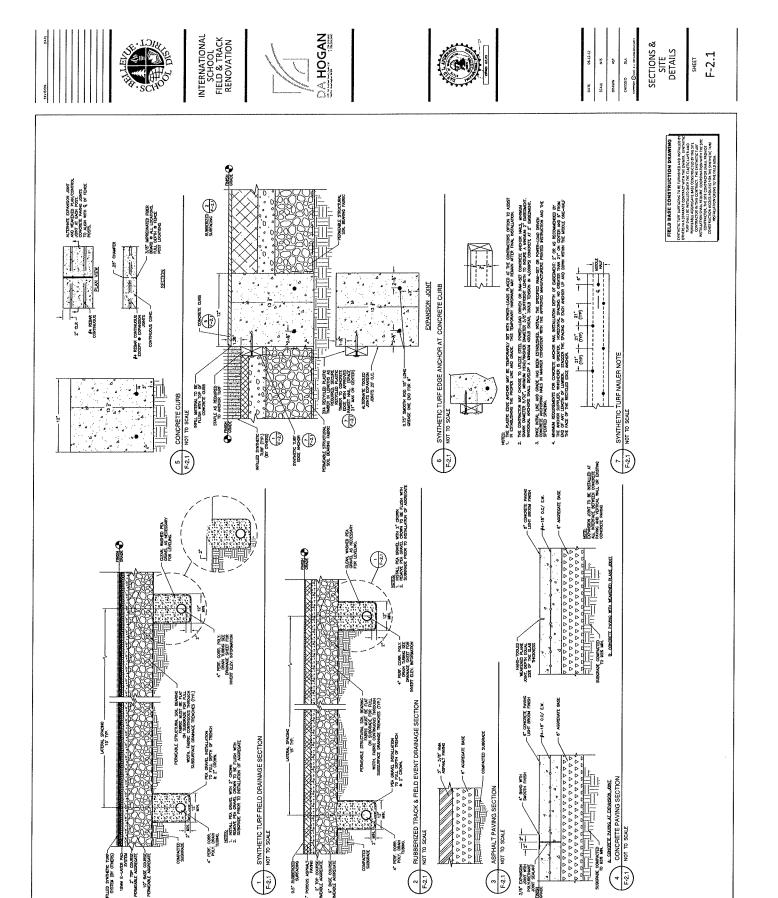
IRRIGATION PLAN

F-1.4 SHEET









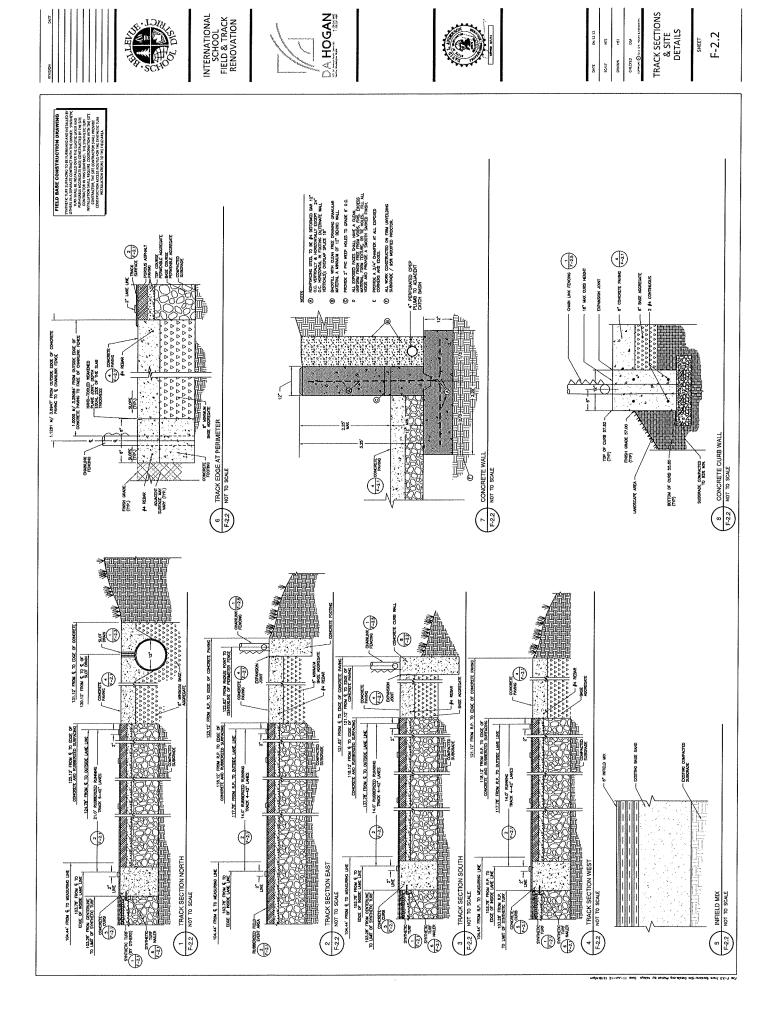
23" POROUS ASPIAUT PAINS
2" TOP COURSE
PERURKEE MOSECATE

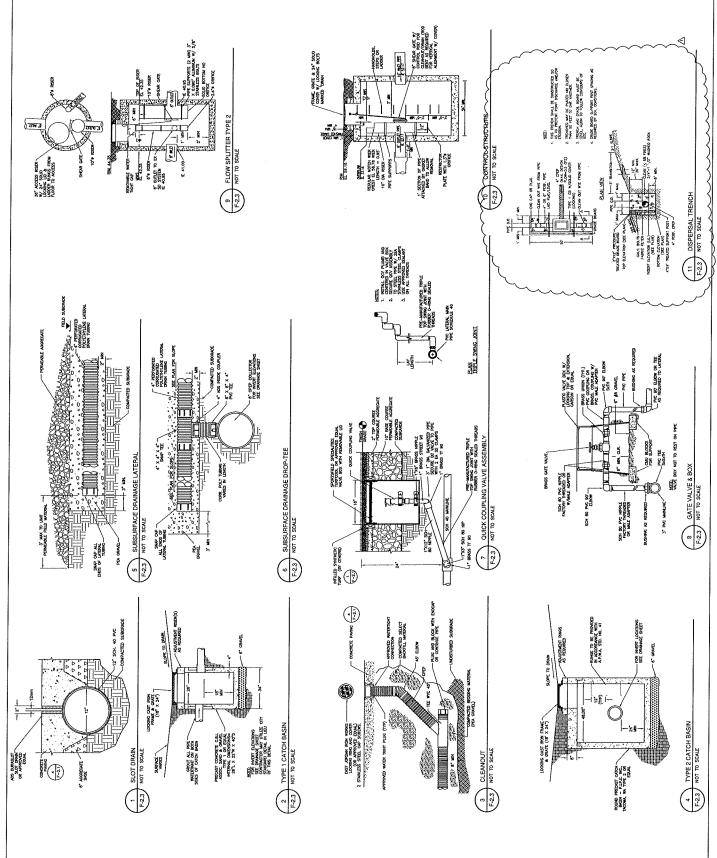
PERMEMBE ACCRECATE

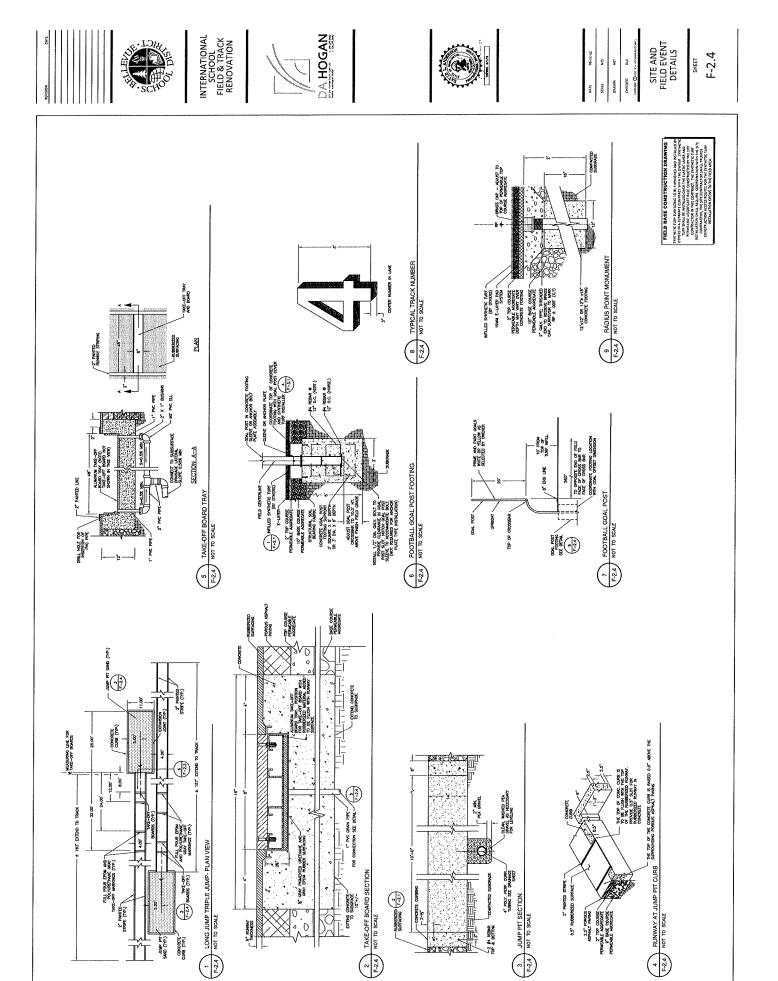
0.5" RUBBERGEDD-SJAFFACHG

TO BASE COURSE

FILLED SYMMETIC TURE SYSTEM (BY OTHERS)







CONCRETE Z

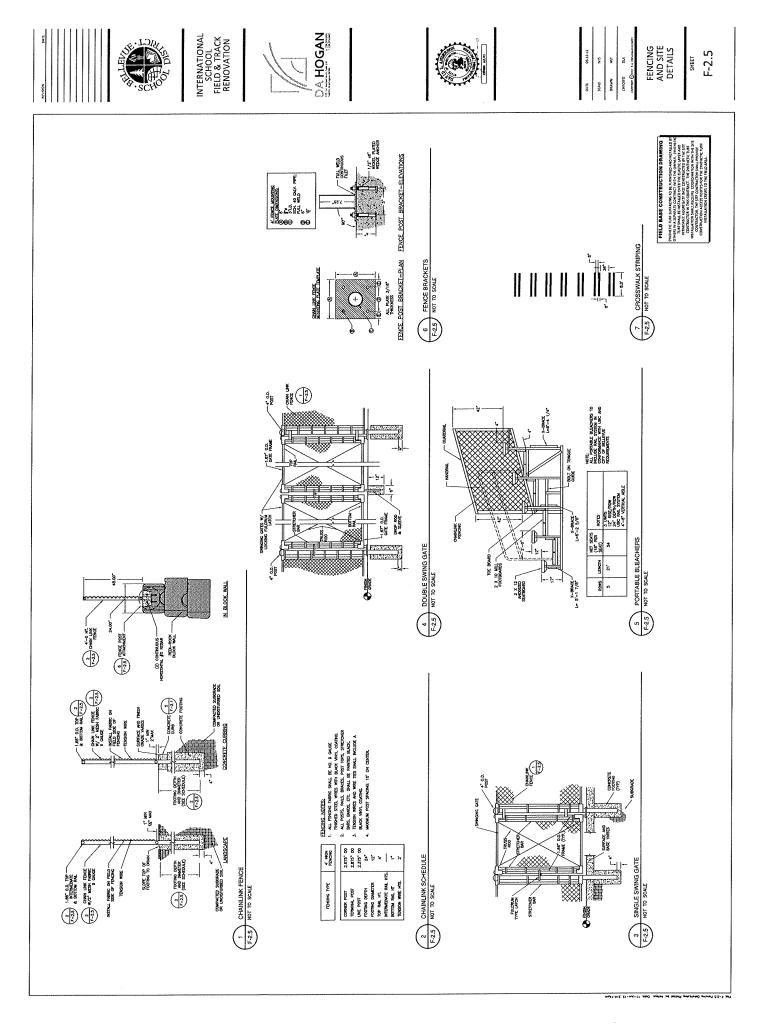
25" POROUS

Z TOP CONTECT

S BASE CONTSE

REVBLE AGREGATE

REVBLE AGREGATE



F-3.1 SHEET

SYNTHETIC TURF COMPOSITE LAYOUT PLAN DRAWN MST
CHECKE DAA
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541 05-12-12 5724 NUS

FIELD BASE CONSTRUCTION DRAWING

2 SETS REUD AS SHOWN

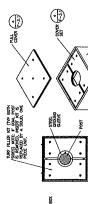
2 SETS REQUIRES SHOWN

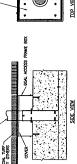
GOAL POST TURF COVER

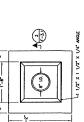
SECTION AT GOAL POST F-3.1 NOT TO SCALE

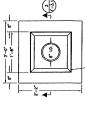
PLAN AT GOAL POST
F-3.1 NOT TO SOALE











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Lust of formula Lab source (source to 1650)

Lust of social Plata Source (surrance to 1010)

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ANTHER TOP THE POST OF EQUIPMENT (TITE) OF EQU

PERSONAL PROPERTY OF THE PROPE

SWITER SWITER TURE (TYP)

PAWN AT SOCCER COM.

LUME OF SYMPHETIC TURE (TYP)

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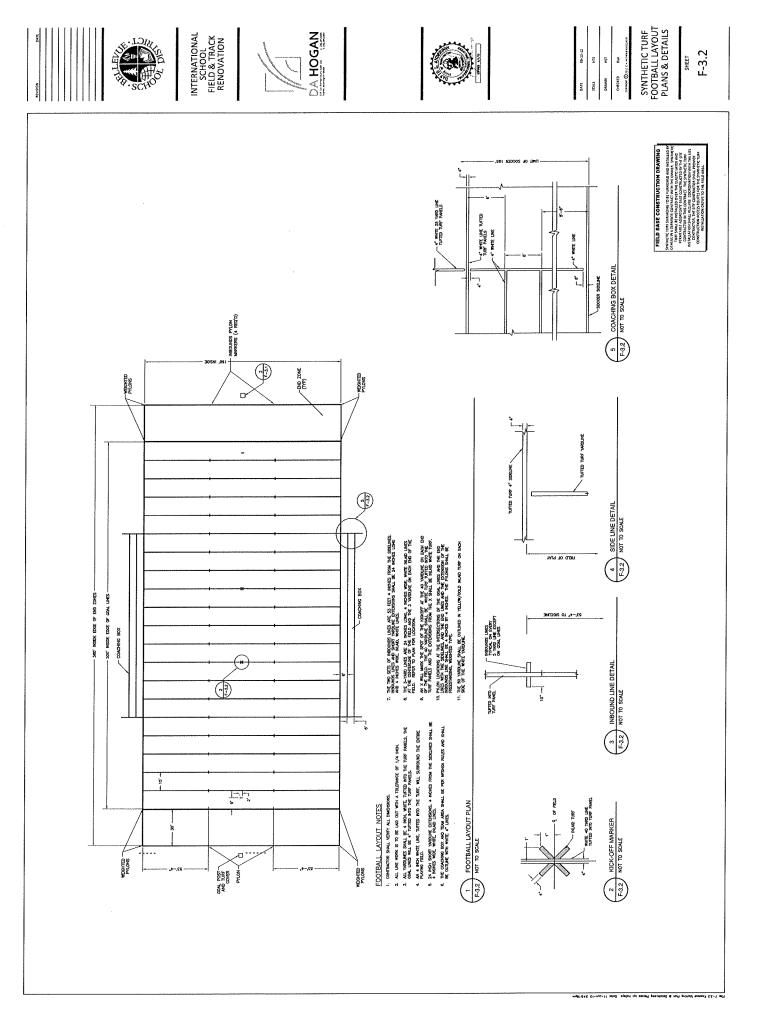
MOSONS

SYNDETIC 6 THE MACHOR (TYP)

SOCCER PELD (1)

- 4" TUFTED TUPE SEEDING - 4" INLAS TURF SOCCER ENU UNE

COMPOSITE LAYOUT PLAN
F-3.1 SCALE 1"-20"



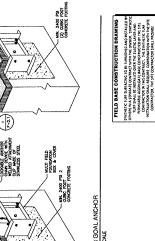


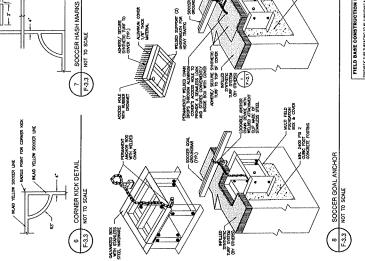
F-3.3

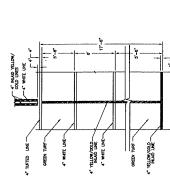
SHEET

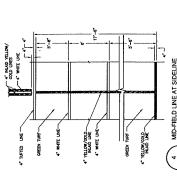
SYNTHETIC TURF SOCCER LAYOUT PLAN & DETAILS

DRAWIN HST CHECKED DLA SCALLS



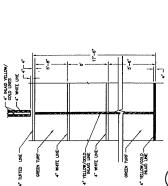


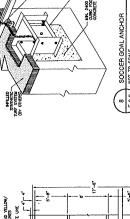


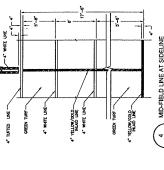


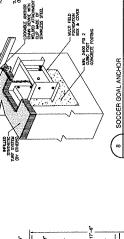
SMITON SOUTH

SOCCER SIDELINE NOT TO SCALE









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		The same of the sa	JAN RECORD WITH N WASH 5	S SOCCER GOAL ALIGNMENT SQUARES (F3.3) NOT TO SCALE

NOSON			13/8	·scr
	MAND OR TUSTED	TINE	MAN LINE	
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- NAUD 978 CIRCLE

5 SOCCER CIRCLE AND MID-FIELD LINE F-3.3 NOT TO SCALE

SCOOR CALL

THE WATER OF THE COMES TO BE A 1-4 FARM THEN WEND THE WORLD WE WING THE COMES TO BE A 1-4 FARM THEN WEND THE WORLD WEND THE WATER OF TH

330-50" OUTSIDE TO CUTSIDE (THP)

SOCCER LAYOUT NOTES

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1

- \$4.00' (0/0) -Socosa Massa Massa Massa (0/o)

THE CORPERS OF THE SOCIETY FIELD SWILL HAVE A 3 FROT PAURIS IN YELLOW THE ESSOANING THE CORPER NOT, ARE, THE MISH MARK IS A 3 FROT LINE, A MICHES WITE, 30 FEET FROM THE SIDE LINE AND EXTRIBES ARMY FROM THE PREJ OF PAIN.

THE STOCKE COLL, AREA OF 18 FEET BY NOTH. FROTH TO PLAN FINE UNDERSTOONING THE PLAN FINE THE PLAN FI ALL SOCIER LINES ARE 4 INCH YELLOW/GOLD NIAD TUPE AS DIMENSIONED ON SOCIER LAYOUT PLAN. COMPACTOR SAULI VERSTY ALL DIMENSIONS, ALL LINE WORK IS TO BE LIND OUT WITH A TOLLDRANCE OF 1/4 INCH.

F-3.3 SCALE 1"=20"

OOK AREA -

RESTRANSING UNE FOR POWLY FOCK

- CONNER NOON

























